

Department of Community Planning and Economic Development – Planning Division
Final Subdivision Application
PL-207

Date: July 30, 2007

Applicant: Lyn-Lake Development Partners, LLC

Address of Property: 2936, 2932, 2928, 2924, and 2900 Aldrich Ave S

Project Name: Aldrich Apartments

Contact Person and Phone: Gretchen Camp, (612) 373-9122

Planning Staff and Phone: Tara Beard 612-673-2351

Date Application Deemed Complete: May 14, 2007

End of 120-Day Decision Period: September 12, 2007

Ward: 10 **Neighborhood Organization:** Lowry Hill East Neighborhood Association, adjacent to Calhoun Area Residents Action Group

Existing Zoning: C3A Community Activity Center District with a Pedestrian Oriented Overlay District over Lot 2

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 24

Legal Description: See survey.

Proposed/Existing Use: Replatting of five parcels, made up of 12 lots, into two lots. The new lots will support two new buildings as a part of an approved development including an apartment building and a mixed-use building. The proposed Lot 1 will be 31,425 square feet. The proposed Lot 2 will be 39,052 square feet.

Concurrent Review: Final Plat Subdivision to replat five parcels, made up of twelve lots, into two lots.

Applicable Code Provisions: Chapter 598 Subdivisions.

Development Plan: Please see attached survey and site plan.

Background: The City Planning Commission approved a preliminary plat, the rezoning of 2936, 2932, 2928, 2924, and a portion of 2900 Aldrich Ave S, a Conditional Use Permit to allow 146 new dwelling units, a Conditional Use Permit to increase permitted height in the C3A district from 4 to 6 stories, a Variance to reduce the Minimum Lot Area from 289 sq. ft. per dwelling unit (with density bonuses) to 267.5 sq. ft. per dwelling unit, a Variance to increase the maximum width of a driveway in the Pedestrian Oriented Overlay District from 20 to 24 feet of street frontage, a Variance to decrease the minimum west interior side yard along the public alley from 15 to 1 foot, and a Site Plan Review (BZZ-3283) on November 27, 2006. The City Planning Commission approved the rezoning of the remainder of 2900 Aldrich Ave S, a Conditional Use Permit to allow 98 new dwelling units, a Variance to reduce the minimum front yard from 15 to 3 feet, a Variance to reduce the minimum corner side yard along W 29th St from 18 feet to 10 feet, a Variance to reduce the minimum interior side yard along the public alley from 15 to 1 foot, a Variance to reduce the Minimum Lot Area from 336 sq. ft. per dwelling unit (with a density bonus) to 329 sq. ft. per dwelling unit, a 2% reduction, and a Site Plan Review (BZZ-3284) also on November 27, 2006.

The new platting allows for two proposed buildings to each be on their own lot. However, two variance was granted by the City Planning Commission on April 23, 2007 to allow a link between the two buildings at the ground floor (BZZ-3493 and BZZ-3495).

The City Attorney has reviewed and approved the final plat title documents.

Required Findings for a final plat subdivision:

1. Subdivision is in conformance with the land subdivision regulations including the requirements of section 598.100 relating to protection of natural resources, applicable regulations of the Zoning Code, and policies of the Comprehensive Plan.

The subdivision is in conformance with the design requirements of the land subdivision regulations.

ZONING CODE

With the approval of the preliminary (and then final) plat, and the concurrent applications laid out in this report, this development would meet the applicable requirements of the C3A with PO and R6 zoning district that are proposed.

THE MINNEAPOLIS PLAN

Aldrich Ave S is not a designated corridor, but W Lake St is a commercial corridor. Furthermore, the intersection of W Lake St and Lyndale Ave S is an Activity Center and the Midtown Greenway corridor, which is a half block from the site, is a major housing site. The following policies in *The Minneapolis Plan* apply:

Activity Centers are places with high levels of residential, employment, and commercial activity. Chapter 4.7 of *The Minneapolis Plan* states: “Minneapolis will identify and support Activity Centers by preserving the mix and intensity of land uses and enhancing the design features of each area that give it a unique and urban character.” One of the implementation steps for this policy is to “develop parking facilities and management strategies that accommodate high customer demand, promote shared facilities and minimize visual impact and adverse effects on pedestrian and sidewalk traffic.” This project would share parking with the North Building, and provides separate parking for the commercial and residential uses on the site. Designing the buildings to share parking facilities and one entrance minimizes pedestrian impact.

Another implementation step of section 4.7 of *The Minneapolis Plan* is to “require that buildings in Activity Center districts incorporate a pedestrian orientation at the street edge.” All portions of the building facing W Lake St and Aldrich Ave S are within 8 feet of the property line. The commercial portion of the building utilizes storefront windows and a covered walkway to enhance the pedestrian experience.

Chapter 4.9 of *The Minneapolis Plan* states: “Minneapolis will grow by increasing its supply of housing. One of the implementation steps for this policy is to “support the development of new medium- and high-density housing in appropriate locations throughout the City.” While this project is not directly on the Greenway, it is a part of a larger project that does face the Greenway.

Chapter 4.17 of *The Minneapolis Plan* states: “Minneapolis will promote housing development that supports a variety of housing types at designated Major Housing Sites throughout the city.” One implementation step for this policy is to “concentrate new housing developments in close proximity to amenities or in locations where value will be sustained over time.” The site is within the Lyn-Lake Activity Center and close to multiple amenities, such as retail, transit, the Greenway, and employment. Another implementation plan for chapter 4.17 is to “develop a citywide Housing Strategy for placing medium (10-30 units per acre) to high-density (30+units per acre) new housing on major transportation and transit corridors and near commercial revitalization projects or neighborhood amenities (e.g. sites such as Growth Centers, Major Housing Sites, Commercial Corridors)”. At 163 dwelling units per acre, the proposed project is considered high density and is adjacent to multiple amenities.

Finally, this project is in or near the study area of two major Small Area Plans. The Midtown Greenway Land Use and Development Plan is currently under public review and includes the site; the Uptown Small Area Plan is a current planning project that ends just west of the site at Bryant Ave S. A Small Area Plan for the Lyn-Lake area is planned for the future.

2. Subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.

Staff does not believe that the proposed plat creating two new lots consolidating 12 parcels of land will be detrimental to present and potential surrounding land uses, nor add to congestion in the public streets.

3. All land intended for building sites can be used safely without endangering the residents or uses of the subdivision and the surrounding area by peril from floods, erosion, high water table, severe soil conditions, improper drainage, steep slopes, utility easements, rock formations, or other hazard.

The site does not have steep slopes on the property and are not within a Flood Plain. Current utility easements will be maintained. The proposed development should not present other hazards.

4. The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to buildings on such lots from an approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration.

The lots being created by this plat present no foreseeable difficulties for the proposed development, however, there is an existing building that would be split by the property line that would separate the two proposed lots. This building is set to be demolished for the redevelopment, and staff recommends requiring that the demolition occur before a final plat is submitted to ensure property rights and building locations do not come out of compliance with subdivision regulations. No significant alterations to the land appear necessary.

5. The subdivision makes adequate provision for storm or surface water runoff, and temporary and permanent erosion control. The stormwater drainage system shall be separate and independent of any sanitary sewer system. All plans shall be designed in accordance with rules, regulations and standards of the city engineer. Facilities intended to be dedicated to the City shall be located in perpetual, unobstructed easements of a width determined to be adequate and necessary by the city engineer. To the extent practicable, the amount of stormwater runoff from the site after development does not exceed the amount occurring prior to development.

Public Works will review and approve drainage and sanitary system plans before issuance of building permits.

RECOMMENDATION:

Recommendation of the Community Planning and Economic Development Department – Planning Division for the final plat subdivision:

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the final plat subdivision application for properties located at 2936, 2932, 2928, 2924, and 2900 Aldrich Ave S.

Attachments:

- 1) Zoning map.
- 2) Final plat.
- 3) Site Plan